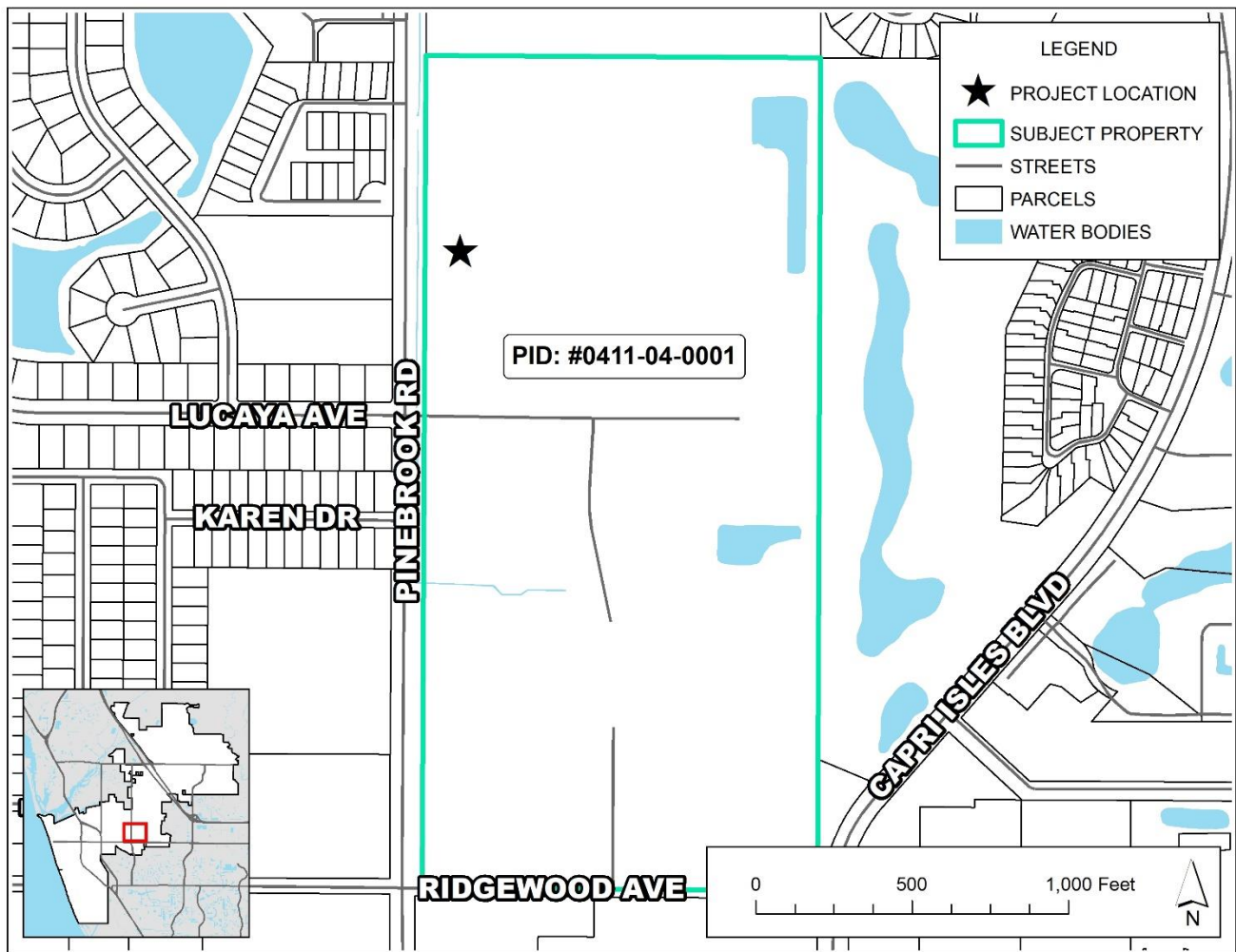


22-50SP Sarasota County Croquet Club Staff Report



GENERAL INFORMATION

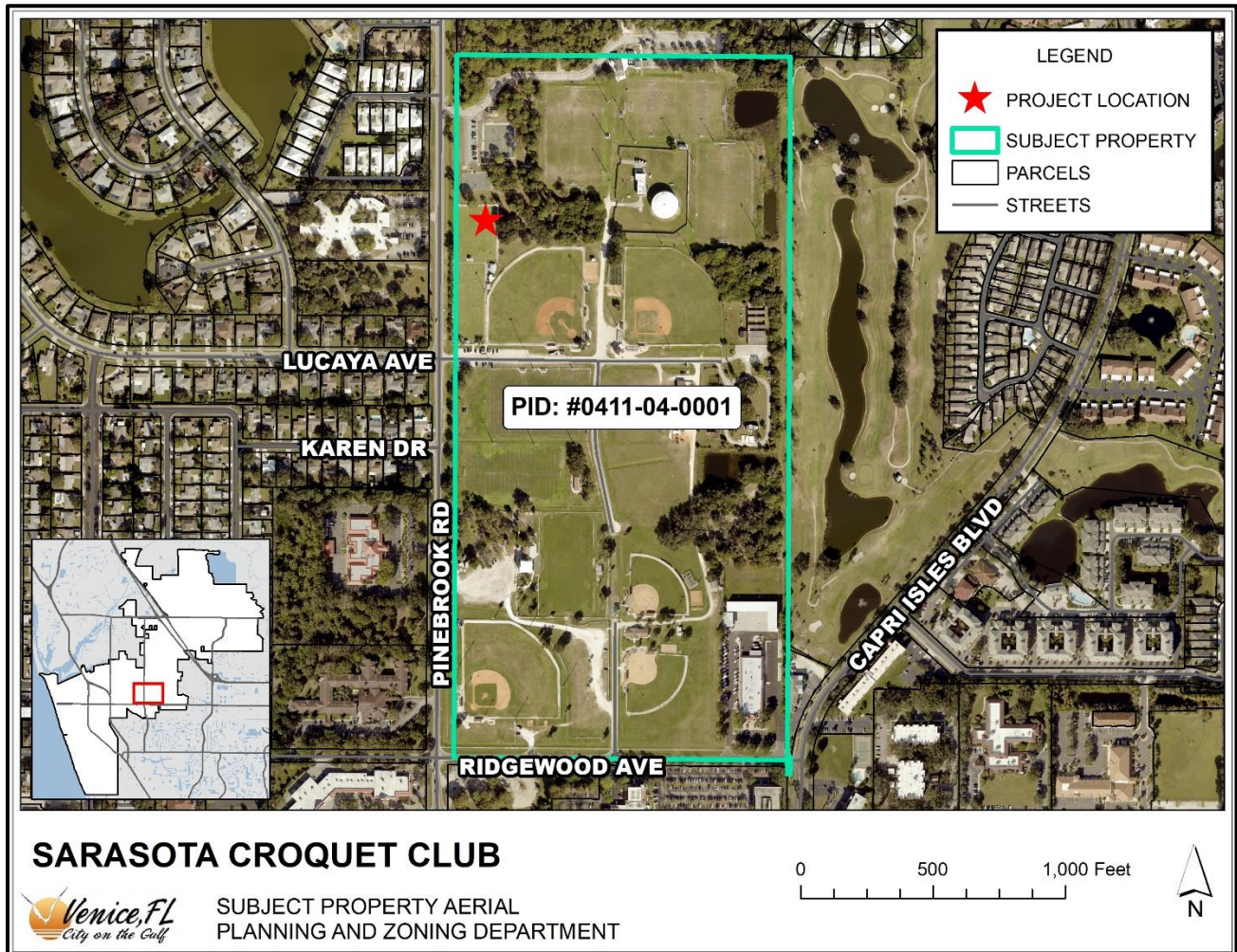
Address:	1251 Pinebrook Road
Requests:	Addition of one croquet field at Wellfield Park
Owner:	City of Venice
Applicant:	Sarasota County Croquet Club
Agent:	Jeffrey R. Raykos, DMK Associates
Parcel ID:	0411040001
Parcel Size:	77.8± acres
Future Land Use:	Open Space Functional (OS-F)
Zoning:	Recreation (REC)
Comprehensive Plan Neighborhood:	Pinebrook
Application Date:	September 14, 2022

I. PROJECT DESCRIPTION

This is a minor site and development plan amendment. The proposal is to add a court to the existing six courts at Wellfield park. This is a City-owned property and the proposal comes from the Sarasota County Croquet Club. No buildings are proposed through this petition, though four 20'x10' shade structures are proposed. Some additional pavers and landscape will be added, and lighting is proposed consistent with requirements for outdoor sports facility lighting in the Land Development Code. One disc golf basket will need to be relocated to accommodate the new court.

This project does not meet the threshold for a major site and development plan; however, due to the proposal for additional lighting adjacent to a residential area, this petition is being processed as a minor amendment with a public hearing.

Aerial Photo



Site Photographs



View from existing croquet court towards proposed court location



View along west property line (adjacent to Pinebrook Road)



View to the north from proposed court location



View towards existing courts and Pinebrook Road from proposed location

Surrounding Land Uses

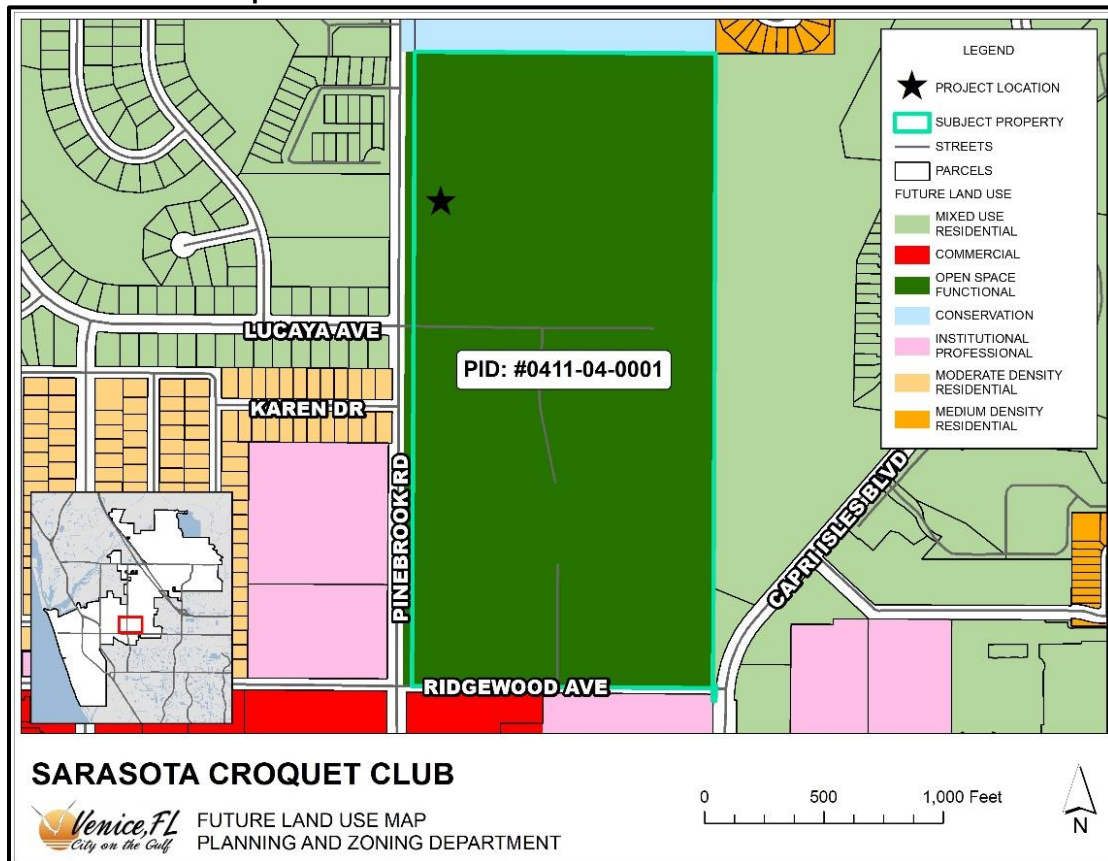
The following table represents uses surrounding the croquet courts, which are along the northwestern part of Wellfield Park.

Direction	Existing Land Uses(s)	Current Zoning District(s)	Future Land Use Map Designation(s)
North	Park	REC	OS-F
South	Park	REC	OS-F
East	Park	REC	OS-F
West	Residential	Planned Unit Development	Mixed Use Residential

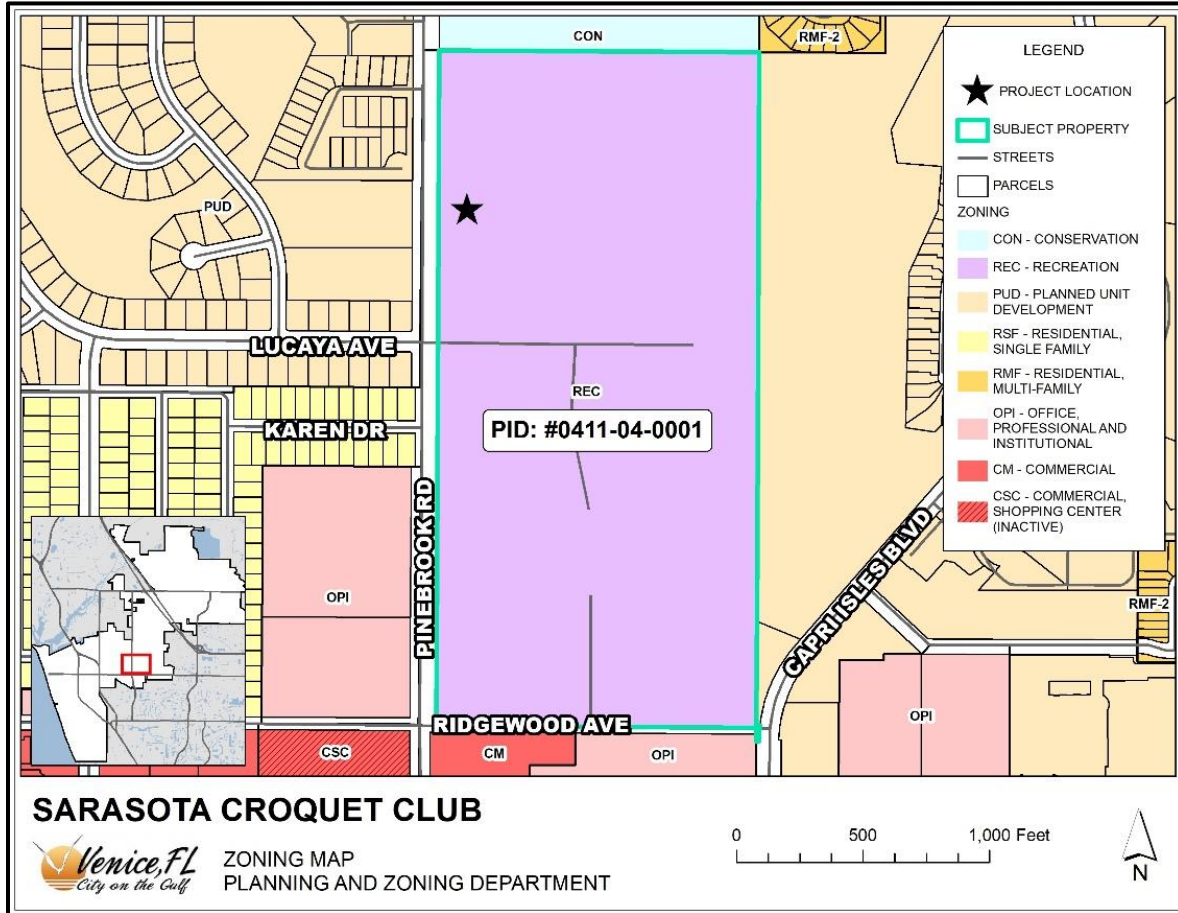
Future Land Use and Zoning

The Future Land Use designation for the subject property is Open Space Functional and the zoning is Recreation, as depicted on the following maps.

Future Land Use Map



Zoning Map



II. PLANNING ANALYSIS

In this section of the report, analysis of the subject site and development plan amendment petition evaluates 1) consistency with the Comprehensive Plan, and 2) compliance with the City's Land Development Regulations (LDRs), and 3) compliance with requirements for Concurrency/Mobility.

Consistency with the Comprehensive Plan

The subject property has the Future Land Use designation of Open Space Functional, which is consistent with the proposal for croquet as a recreational use. This property is already used for several recreational activities, including croquet, and this minor proposal seeks to add only one court.

No intents and strategies have been identified to conflict with this proposal.

Conclusions/Findings of Fact (Consistency with the Comprehensive Plan)

Analysis has been provided to determine consistency with the Land Use Element strategies applicable to the Open Space Functional future land use designation, strategies found in the Pinebrook Neighborhood, and other plan elements. No inconsistencies have been identified. This analysis should be taken into consideration upon determining Comprehensive Plan consistency.

Compliance with the Land Development Code

The proposed site and development plan includes just one croquet court, along with four shade structures, landscaping, and lighting. The landscaping and lighting proposed have been found compliant with the Land Development Code; particularly, the light fixtures proposed are under the maximum height allowed, and the amount of illumination at the property light is also below the maximum footcandle allowance (0.5fc at the property line adjacent to residential).

1.15.3 Decision Criteria states that in reaching a decision regarding the site and development plan amendment, the Director (and in this case, the Planning Commission) shall consider:

1. Whether intensity of use and/or purpose of the proposed development is compatible in relation to adjacent properties and the effect thereon and proposed mitigation with respect to buffers and setbacks and/or building step-backs;

Applicant Response: The proposed project includes expanding the number of croquet courts and improved amenities within Wellfield Park. The project is compatible with the surrounding area. The proposed amenity buildings will be adjacent to the existing baseball fence and not near the property lines.

2. Whether general layout of the development including access points and onsite mobility meets the standards of the LDR;

Applicant Response: The general layout of the park will not change with this project and no additional access points are proposed.

3. Whether the layout of off-street parking and off-street loading facilities meets the standards of the LDR;

Applicant Response: No additional parking is required as previously discussed with the City of Venice staff.

4. Whether the general layout of drainage on the property meets the standards of the LDR;

Applicant Response: When the additional croquet field is added, a new drainage pipe will be constructed with a headwall along Pinebrook Road. The existing drainage system will remain until the new amenities

are constructed, including the new restrooms. At that time, the grading will be revised to drain to the new pipe system and the existing pipe system will be capped.

5. Whether adequate recreation and open spaces are provided;

Applicant Response: The entire project is within the existing Wellfield Park recreation area.

6. Whether the general site arrangement, amenities, convenience, and appearance meet the intent and standards of the LDR; and

Applicant Response: The proposed project is to expand the existing facilities at the Sarasota County Croquet Club. The project meets the intent and standards of the LDR.

7. Other standards, including, but not limited to, architectural requirements, as may be required.

Applicant Response: The proposed buildings include a restroom facility, clubhouse, veranda and covered patio. All the structures will be single story. Design details of the facilities will be submitted separately for future review and permitting.

Summary Staff Comment: Applicant responses refer to a restroom building that has been removed from the proposal. The arrangement of the site is logical based on the existing croquet court arrangement, and shade structures are proposed at appropriate locations. Access and mobility will not be affected by the proposal, and enhanced landscaping is proposed along Pinebrook Road.

Conclusions/Findings of Fact (Compliance with the Land Development Regulations)

The proposed site and development plan is compliant, and no inconsistencies have been identified with the LDRs.

Concurrency & Mobility

The applicant is not seeking confirmation of concurrency through this petition. A traffic impact statement was provided with the application, which demonstrates fewer than 50 PM peak hour trips, and thus a full traffic study was not required for this proposal.

Conclusions/Findings of Fact (Concurrency)

No issues have been identified regarding adequate public facilities capacity to accommodate the development of the project per Chapter 87 of the Land Development Regulations.

Conclusions/Findings of Fact (Mobility)

The applicant has provided a traffic statement that has been reviewed by City staff. No additional issues have been identified.

III. CONCLUSION

Planning Commission Report and Action

Upon review of the petition and associated documents, Comprehensive Plan, Land Development Regulations, staff report and analysis, and testimony provided during the public hearing, there is sufficient information on the record for the Planning Commission to take action on Site and Development Plan Amendment Petition No. 22-5OSP.